

KRUGER LAND AUCTION

LAND AUCTION

+/-143.50 Acres of Highly Productive and Well Located Grange Township, Pipestone County, MN Land - Situated in an Excellent Agricultural Area between Pipestone and Holland, MN

We will offer the following real property at auction with the auction to be held On Site at the land – Located from the Jct. of Hwy's. #75 & #23 in Pipestone, MN (New Horizon's Grain Elevator) – approx. 2 $\frac{3}{4}$ miles northeast on Hwy. #23 and approx. $\frac{3}{4}$ mile north on 100th Ave. to the NW Corner of the land at the Jct. of 100th Ave. & 131st St.; or from Holland, MN – approx. 4 $\frac{1}{2}$ miles southwest on Hwy. #23 to 131st St. and $\frac{1}{2}$ mile west to the NW Corner of the land at the Jct. of 100th Ave. & 131st St..

WEDNESDAY NOVEMBER 1, 2017

SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents an opportunity to purchase a well located parcel of land that is dissected by Hwy. #23 – with one portion lying northwest of Hwy. #23 and the other lying southeast of Hwy. #23. This farm could serve as a very nice addition to an area farming operation or investment.

This +/-143.50 acre farm will be offered as a unit. This farm is dissected by Hwy. #23 and based on a Surety Agri-Data measurement appears to have approx.108.25 acres northwest of Hwy. #23 and approx. 35.25 acres southeast of Hwy. #23 (*note –measurements are rough approximations and are not survey accurate). According to FSA data this farm as a unit has approximately 128.46 acres of total cropland – with approx. 99.01 acres of cropland in the parcel northwest of Hwy. #23 and 29.45 acres of cropland southeast of Hwy. #23 of which 15.9 acres of cropland has been under cultivation and 13.55 acres have been enrolled in CRP, although the CRP has just recently expired on 9/30/2017 – thus those acres will be available to crop or hay in 2018; subsequently according to FSA information this farm will have a total of approx. 128.46 acres of cropland with a 59.04 acre corn base with a 144 bu. PLC yield and has had a 55.67 acre soybean base, although approx. 13.60 acres of soybean based that were reduced for the CRP reduction should be recovered per FSA, thus with the cancellation of the CRP contract - the total soybean base is estimated to be increased to a total of 69.27 acres with a 39 bu PLC yield. The non-tillable acres in this farm are comprised primarily of a mixture of grassed waterway, drainage ditch & roads. According to information obtained from the Pipestone Co. Assessor – this land consists of a total of 143.50 acres and has a CER of 74.05. Comparatively information obtained from Surety Agri-Data, Inc. indicates that this land has very respectable weighted average productivity index of 88.2, with the cropland comprised predominately of Class I & II soils. The general topography of this land is level to nearly level. The total non-homestead RE taxes payable in 2017 on this property were \$4,030.00.

Abbreviated Legal Desc.: +/-143.50 Acres – Consisting of that portion W. of RY in the N ½ NE ¼ & the NW ¼, less RY & less Pt. NW ¼ S & E of Ditch & also, less an acreage approx. 340'x641' in the W ½ NW ¼, Sec. 33, T. 107N., R. 45W., (Grange Twp.), Pipestone Co., MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before Dec. 15, 2017, with full possession subject to the rights of the existing tenant to harvest the 2017 standing crops. Marketable Title will be conveyed and an abstract of title will be continued to date and will be provided to the buyer for examination prior to closing. All of the RE taxes payable in 2017 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2018. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on the County Assessor's records, with the acres understood to be "more or less". This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners and/or their POA.

For additional information contact the auctioneers or see www.suttonauction.com.

CLARENCE & KAY KRUGER, Owners

- Damain Sandy – O'Neill, O'Neill & Barduson Law Firm
Attorney & Closing Agent for the Seller -
Pipestone, MN - ph. - 507-825-4266

**CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 -
Sioux Falls, SD - ph. 605-336-6315,
Pipestone, MN – ph. 507-825-3389
& Flandreau, SD - ph. 605-997-3777 and
DEAN STOLTENBERG - Auctioneer - Lic. #59-38 -
Jasper, MN - ph. 507-348-7352
JARED SUTTON – Auctioneer – Lic. #59-72-
Flandreau, SD – ph. 605-864-8527**



2017 Program Year

Map Created April 18, 2017



Unless otherwise noted:
Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

Non-Cropland

Cropland

CRP

Tract Boundary

PLSS

Wetland Determination Identifiers

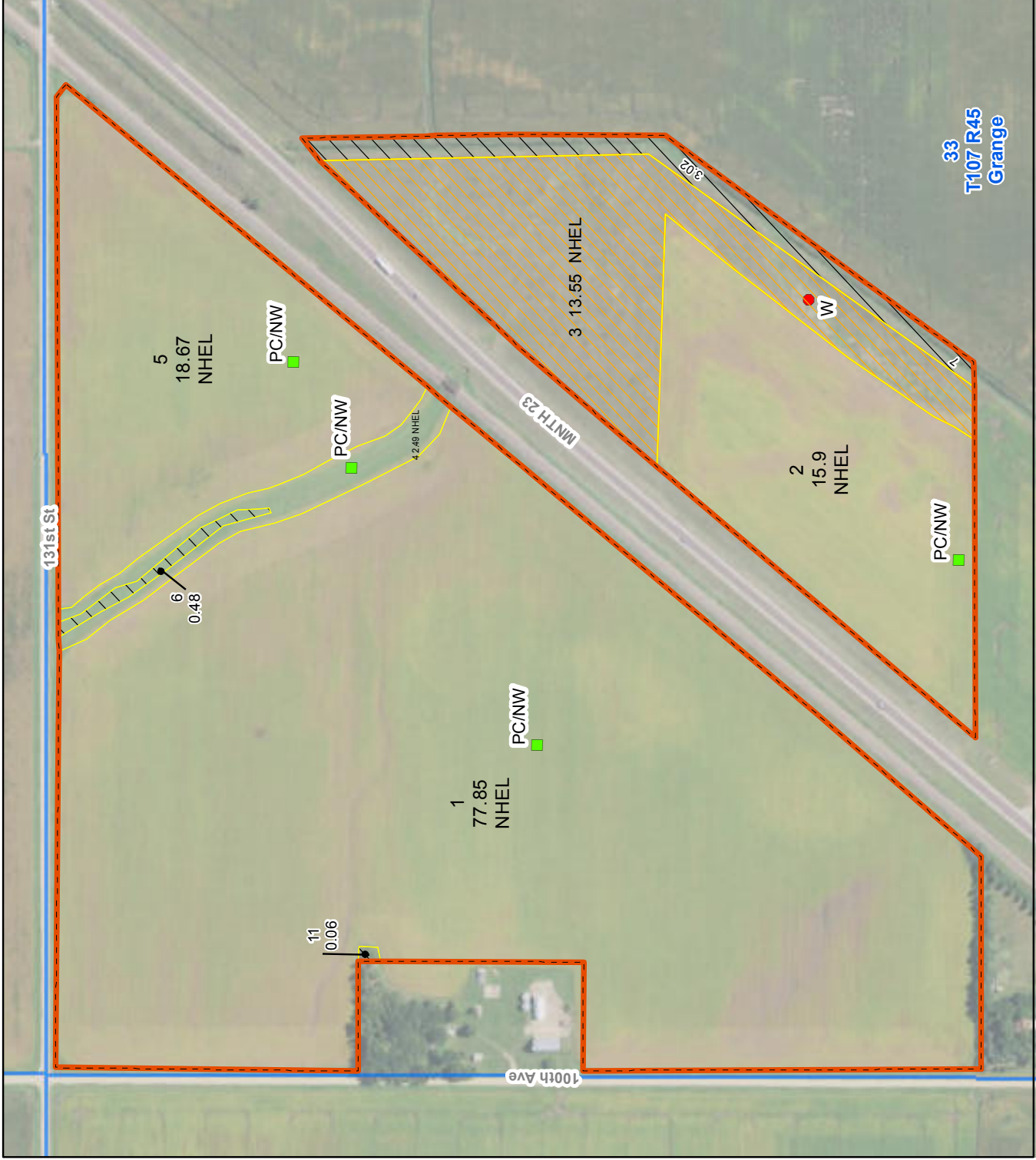
Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 128.46 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Aerial Map



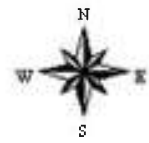
CHUCK
AUCTIONEER - LAND BROKER
SUTTON, LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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map center: 44° 2' 1.78, -96° 15' 34.48

0ft 466ft 932ft

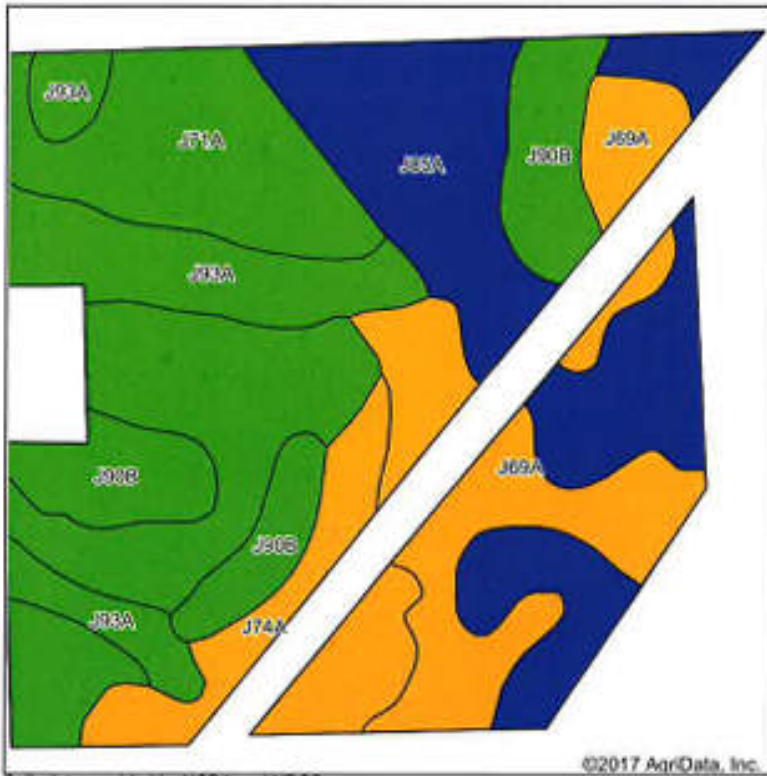
33-107N-45W
Pipestone County
Minnesota



10/2/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **33-107N-45W**
 Township: **Grange**
 Acres: **143.46**
 Date: **10/2/2017**



Maps Provided By



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Area Symbol: MN117, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat
J71A	Brookings silty clay loam, 0 to 2 percent slopes	39.69	27.7%		Iw	98				
J85A	Trosky silty clay loam, 0 to 2 percent slopes	35.34	24.6%		IIw	83	144	70	46	48
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	22.84	15.9%		Is	80	139	72	44	50
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	16.70	11.6%		IIe	93				
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	16.56	11.5%		IIw	92	160	74	51	52
J74A	Estelline silty clay loam, 0 to 2 percent slopes	12.33	8.6%		IIs	75	131	73	41	50
Weighted Average						88.2	87.3	43.5	27.7	30.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



NOTES